

| | | |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------|
| Applicant | Swiss Beach Holdings, Inc. | |
| Request | Site Plan Level IV Review/Sidewalk Cafe | |
| Location | 219 S. Fort Lauderdale Beach Blvd. | |
| Legal Description | Las Olas By The Sea Reamended, P.B.1, P. 16, Block 3, the South one-half (S ½) of Lot 4, and all of Lots 5 and 6 | |
| Property Size | 28,621 S.F. | |
| Zoning | PRD (Planned Resort Development) | |
| Existing Land Use | Atlantis /Beach Bums Restaurant/Nightclub | |
| Future Land Use Designation | Regional Activity Center/Central Beach | |
| Comprehensive Plan Consistency | Future Land Use Element, Objective 35. | |
| Other Required Approvals | City Commission | |
| Applicable ULDR Sections | Sec. 47-24.2.A.3.d., Site Plan Level IV Sec. 47-25.2. Adequacy Requirements | |
| Setbacks/Yards | Required | Proposed |
| | N/A | |
| | No new construction | |
| | N/A | |
| | N/A | |
| Front (n,s,e or w) | N/A | |
| Rear () | N/A | |
| Side () | N/A | |
| Side () | N/A | |
| Lot Density | N/A | N/A |
| Lot Size | N/A | 28,621 S.F. |
| Parking | N/A | N/A |
| Notification Requirements | Sign notice prior to hearing by Planning and Zoning Board | |
| Action Required | Approve, Approve with conditions or Deny | |
| Project Planner | Name and Title | Initials |
| | Lois A. Udvardy, Planner II | |
| | Chris Barton, AICP, RLA, Principal Planner | |
| Authorized By | | |
| Approved By | Bruce Chatterton, AICP, Planning and Zoning Manager | |

Request:

This request was denied by the Planning and Zoning Board on February 18, 2004. The recommendation of denial was forwarded to the City Commission on April 7, 2004 who also denied the application. This request is identical to the previous case. The applicant is seeking approval to operate a sidewalk café in connection with an existing restaurant/bar. Nine tables with a total of thirty-four (34) seats are being proposed. Sec. 25-184(a)(10) requires that requests for sidewalk cafes in the Central Beach Area be reviewed as a Site Plan Level IV.

The café meets the requirements of the Sidewalk Café Ordinance. Brass boundary markers of the type approved by the Florida Department of Transportation (FDOT) will be installed to delineate the limits of the sidewalk café. The applicant has indicated the location of the brass markers on sheets A-2 and A-3 of the plans. A clear path a minimum of 13 feet in width will be maintained for pedestrians along the existing sidewalk as required by the lease agreement with the FDOT. The plans indicate a 32 sq. ft. customer waiting area as well. As required by Section 25-184(a)(8), the applicant has prepared a maintenance/management plan as follows:

1. The sidewalk area shall be serviced and maintained by the applicant.
2. During all hours of operation, a staff of (1) Manager, (1) Hostess, (2) Waiters, and (1) Busboy will be provided for the sidewalk area.
3. All food and drink served at the sidewalk café will be on, in or with washable plates, glasses and silverware.
4. All table coverings and napkins will be of cloth.
5. Trash receptacles and signage requesting proper disposal of litter will be provided at appropriate locations of the sidewalk area.

Parking and Traffic:

The proposed sidewalk café area is not on private property and does not require parking.

Landscaping:

Landscaping is not required in connection with a sidewalk café however the applicant is placing three removable planters in a location approved by the City's Chief Landscape Plans Examiner.

Comprehensive Plan Consistency:

The proposed project is consistent with the Future Land Use Element's Objective 35: Increase the City's attractiveness to tourists through the establishment of a land use pattern aimed at accommodating increased tourism while enhancing the area's natural and man-made environments such as beaches, shorelines and marine facilities.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on June 22, 2004 and the proposal has obtained Pre-PZ sign-offs.

Staff Determination:

Staff finds the proposal in compliance with the ULDR.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan level IV development and shall forward its recommendation to the City Commission.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. Compliance with Fort Lauderdale Code of Ordinances Sections 25-181 through 25-190, Sidewalk Cafes.
2. That all outside music, loudspeaker, amplifiers and microphones are prohibited in the outside dining area.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. A sidewalk café permit form must be reviewed and approved by all applicable disciplines prior to Final DRC approval.
5. Final DRC approval.

PZ 100-R-04/08-18-04/LAU